

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/KC/473**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : EDJ II (HK) Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 2-10 Tai Yuen Street, Kwai Chung, New Territories
- Site Area** : About 1,865m<sup>2</sup>
- Lease** : (a) Kwai Chung Town Lot No. 161  
(b) Held under New Grant No. 4820 dated 18.9.1970  
(c) Restricted to general industrial and/or godown purposes excluding offensive trade. There is no restriction on gross floor area, site coverage or building height (BH) nor building setback requirement under the New Grant.
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)  
(a) Maximum plot ratio (PR) of 9.5 and maximum BH of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater; and  
(b) Minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal.
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Information Technology and Telecommunications Industries (Proposed Data Centre Development)

**1. Background**

On 7.1.2021, the application for minor relaxation of PR restriction for permitted information technology and telecommunication industries (proposed data centre development) at the application site was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 11.2.2021, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two

months so as to allow more time for preparation of further information to address departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for deferment as the justifications provided meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application can be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, and no further deferment would be granted unless under very special circumstances.

**4. Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 11.2.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
FEBRUARY 2021**